



Address: [1724 MONTCLAIR DR](#)
City: FORT WORTH
Georeference: 27400--6R
Subdivision: MC CRAW ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7526173414
Longitude: -97.2526228383
TAD Map: 2072-392
MAPSCO: TAR-079A



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MC CRAW ADDITION Lot 6R

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1955

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 01844911

Site Name: MC CRAW ADDITION-6R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,293

Percent Complete: 100%

Land Sqft^{*}: 10,950

Land Acres^{*}: 0.2513

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ESTEP RYAN DANIEL
ALFANDRE JACQUELYN NATALIE

Primary Owner Address:

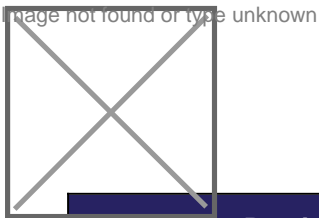
1724 MONTCLAIR DR
FORT WORTH, TX 76103

Deed Date: 11/2/2022

Deed Volume:

Deed Page:

Instrument: [D222263163](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PAVIASEK HARRISON;PAVIASEK LAUREN	4/17/2020	D220090430		
MEADOWBROOK CAPITAL LLC	2/16/2018	D218036455		
ROSSER LAURA ANNE;ROSSER RENE	9/15/2006	D206301138	0000000	0000000
BEARDEN KEVIN ANDREW	6/1/1987	00089700002329	0008970	0002329
PEACOCK RANDALL WESLEY	12/31/1900	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$188,869	\$30,950	\$219,819	\$219,819
2024	\$188,869	\$30,950	\$219,819	\$219,819
2023	\$217,596	\$30,950	\$248,546	\$248,546
2022	\$189,000	\$30,000	\$219,000	\$219,000
2021	\$130,600	\$30,000	\$160,600	\$160,600
2020	\$67,896	\$30,000	\$97,896	\$97,896

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.